HOUSING MARKET INFORMATION

HOUSING NOW
Edmonton CMA

CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: March 2012

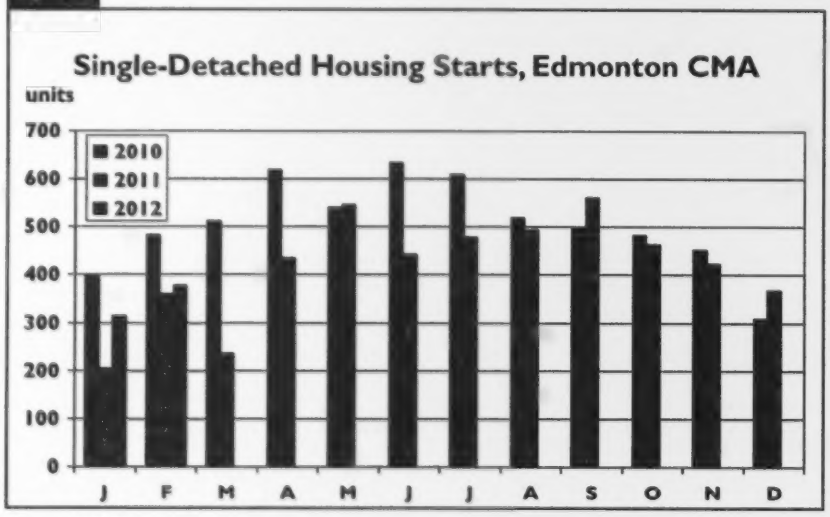
New Home Market

Housing Starts in Edmonton Increase in February

Total housing starts in the Edmonton Census Metropolitan Area (CMA) increased in February by 22 per cent to 597 units from 489 starts in February 2011. For the year-to-date, housing starts totalled 1,175 units, up 38 per cent from 852 units during the first two months of 2011.

Single-detached starts increased by five per cent year-over-year in February to 378 units compared with 360 in February of last year. Following a strong increase in January, single-detached starts inside Edmonton City decreased in February by eight per cent from a year prior to 223 units.

Figure 1



Source: CMHC

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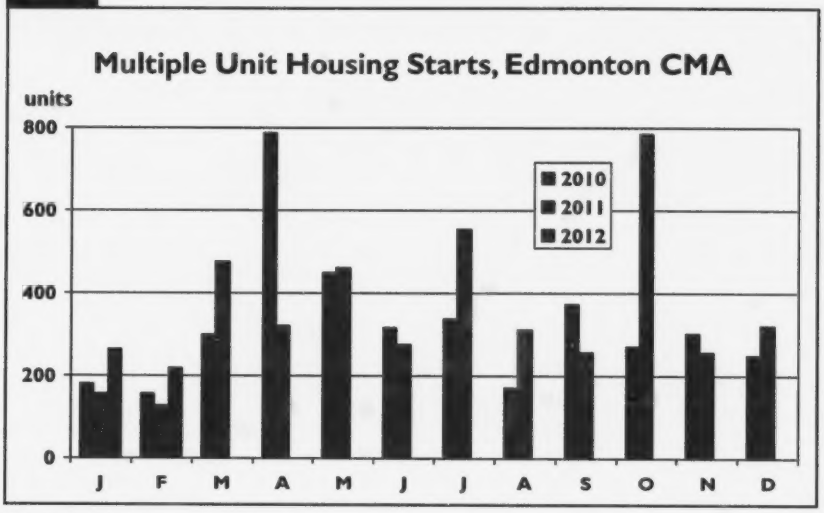
Figure 2



Source: CMHC

So far this year, builders have started work on 692 single-detached units across the Capital region, representing a 22 per cent increase from January and February 2011. While 2012 is off to a strong start, the gap between this year and 2011 should narrow somewhat in the months ahead as 2011 began at a relatively slow pace.

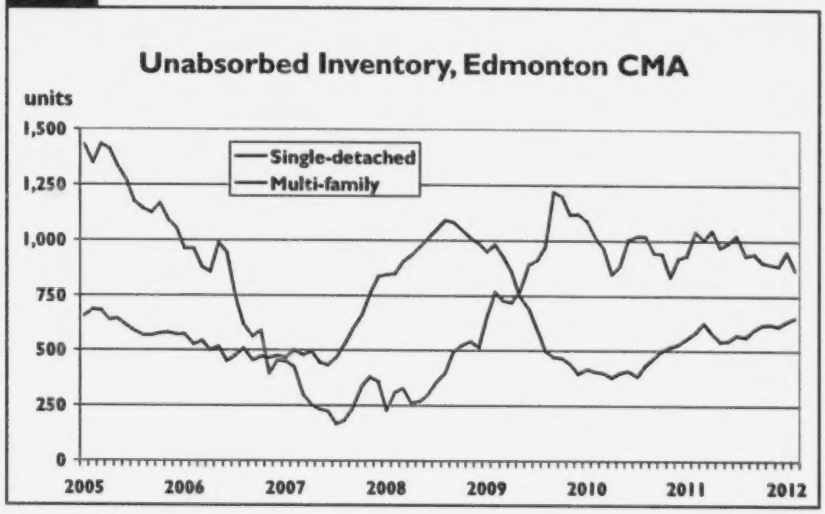
Single-detached completions decreased in February to 451 units compared with 560 completions a year prior. Absorptions also declined year-over-year to 438 units, down 17 per cent from 529 absorptions in February 2011. This caused unabsorbed inventories (including show homes) to move upward on a month-over-month basis to 650 units in February, representing the highest level since June 2009.

The average price of single-detached units absorbed in February increased by 4.3 per from the same month in 2011 to $515,331. This increase was caused by an uptick in absorptions of higher-priced homes. The median price, which is less impacted by extreme values, was largely unchanged year-over-year in February at $449,985. Meanwhile, contractor selling prices reported by Statistics Canada's latest New House Price Index (NHPI) for January increased in Edmonton by 1.3 per cent from the first month of 2011.

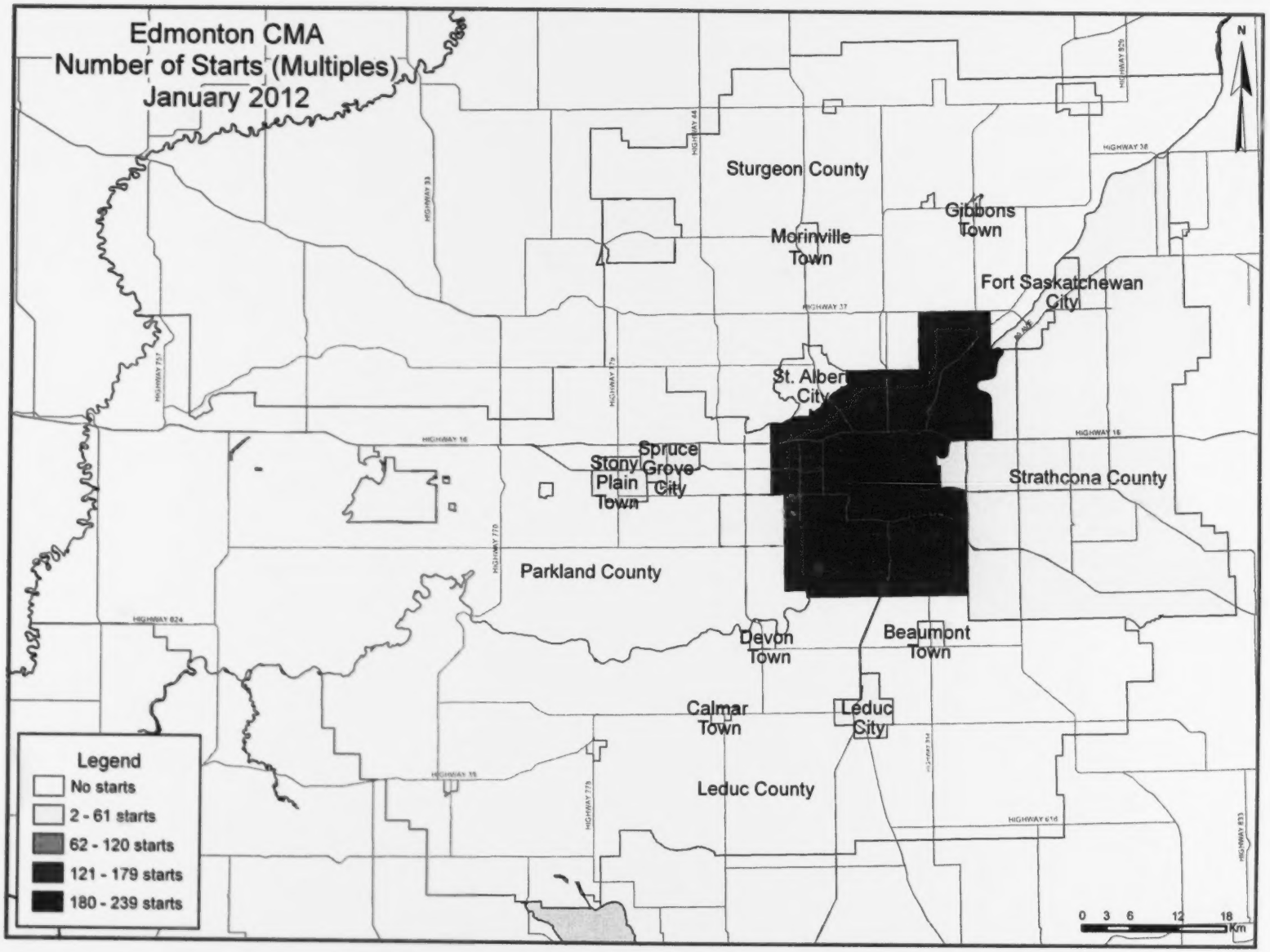
Multi-family starts, which consist of semi-detached units, rows, and apartments, increased in February by 70 per cent year-over-year to 219 units. A strong gain in row (townhouse) starts more than offset a decline in apartment activity. Meanwhile, semi-detached starts rose by 29 per cent from last February to 126 units. All of February's multiple unit starts were destined for either the homeowner or condominium markets, with no rental starts reported. Over two-thirds of the region's multi-unit starts in February occurred inside Edmonton City, totalling 149 units. For the year-to-date, multi-family starts across the Edmonton CMA were up by 68 per cent to 483 units.

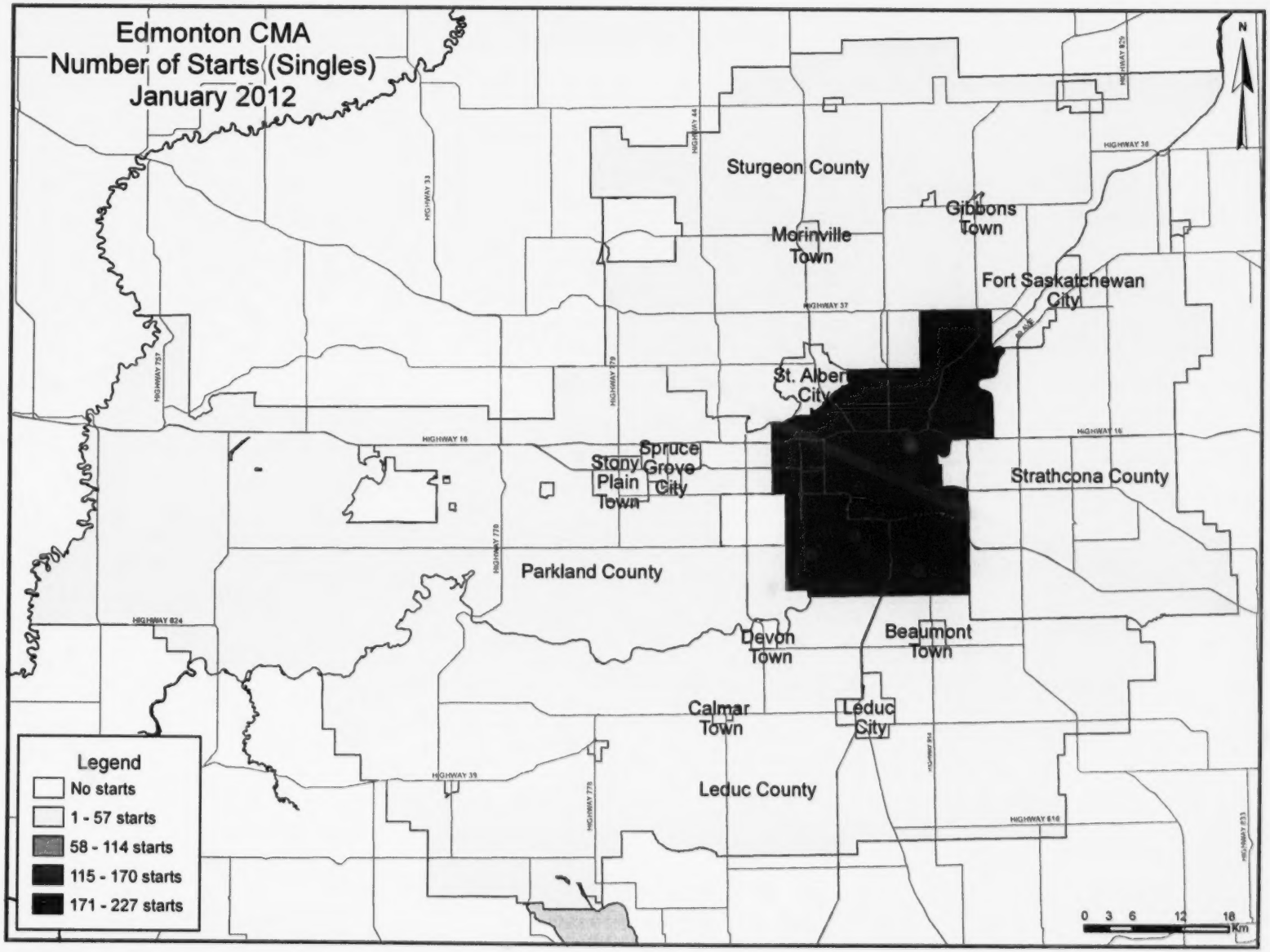
Multiple unit inventories across Greater Edmonton stood at 868 units in February, representing a 17 per cent decrease from the second month of last year and the lowest level since November 2010. However, units under construction were up 24 per cent year-over-year in February to 5,576 units. Total new multi-family supply, which includes unabsorbed inventory plus units under construction, stood at 6,444 units in February compared with 5,533 units a year prior. Multiple unit supply hit a cyclical peak of 6,860 units in October of last year and has been moving downward in the past four months.

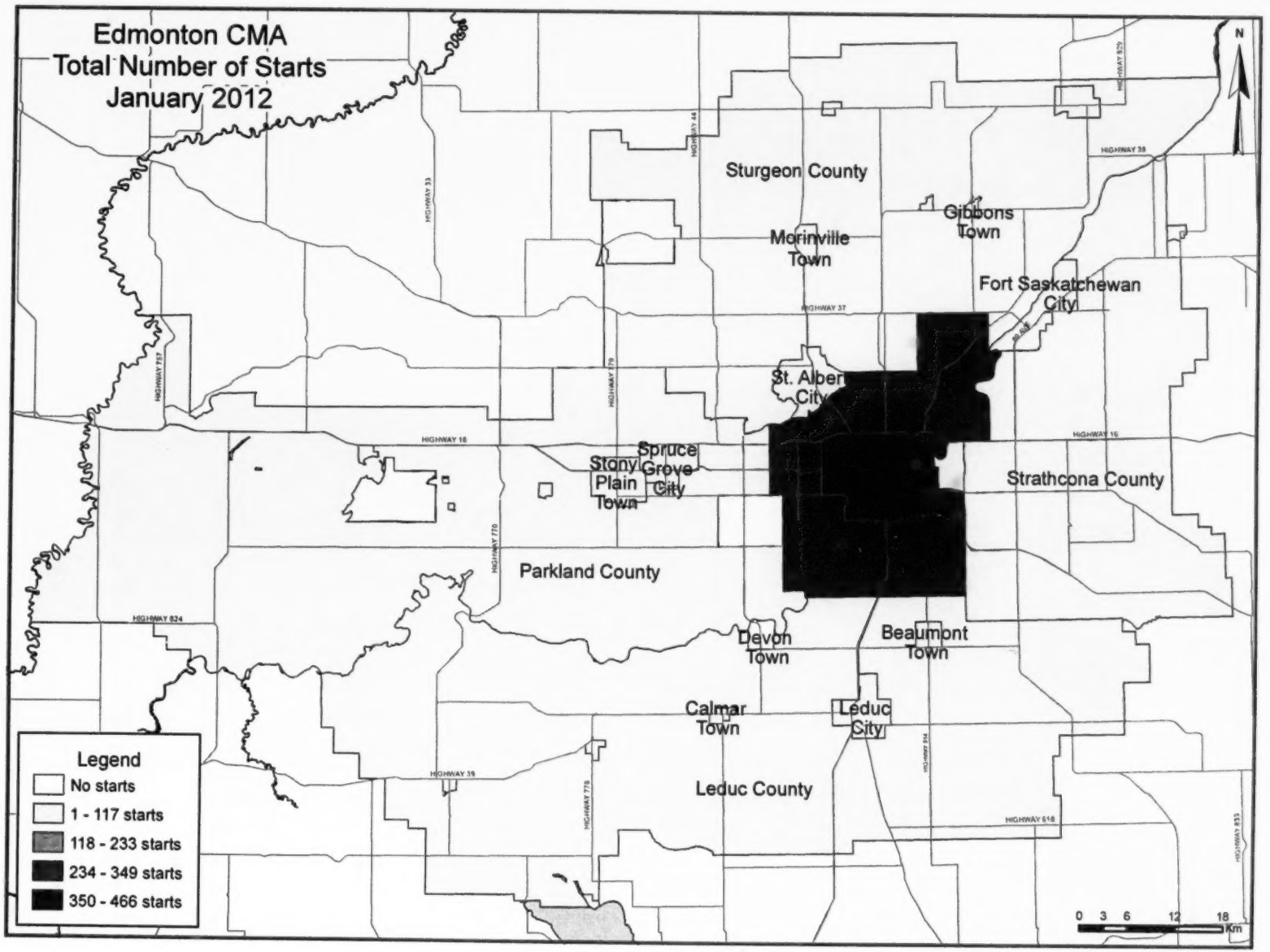
Figure 3

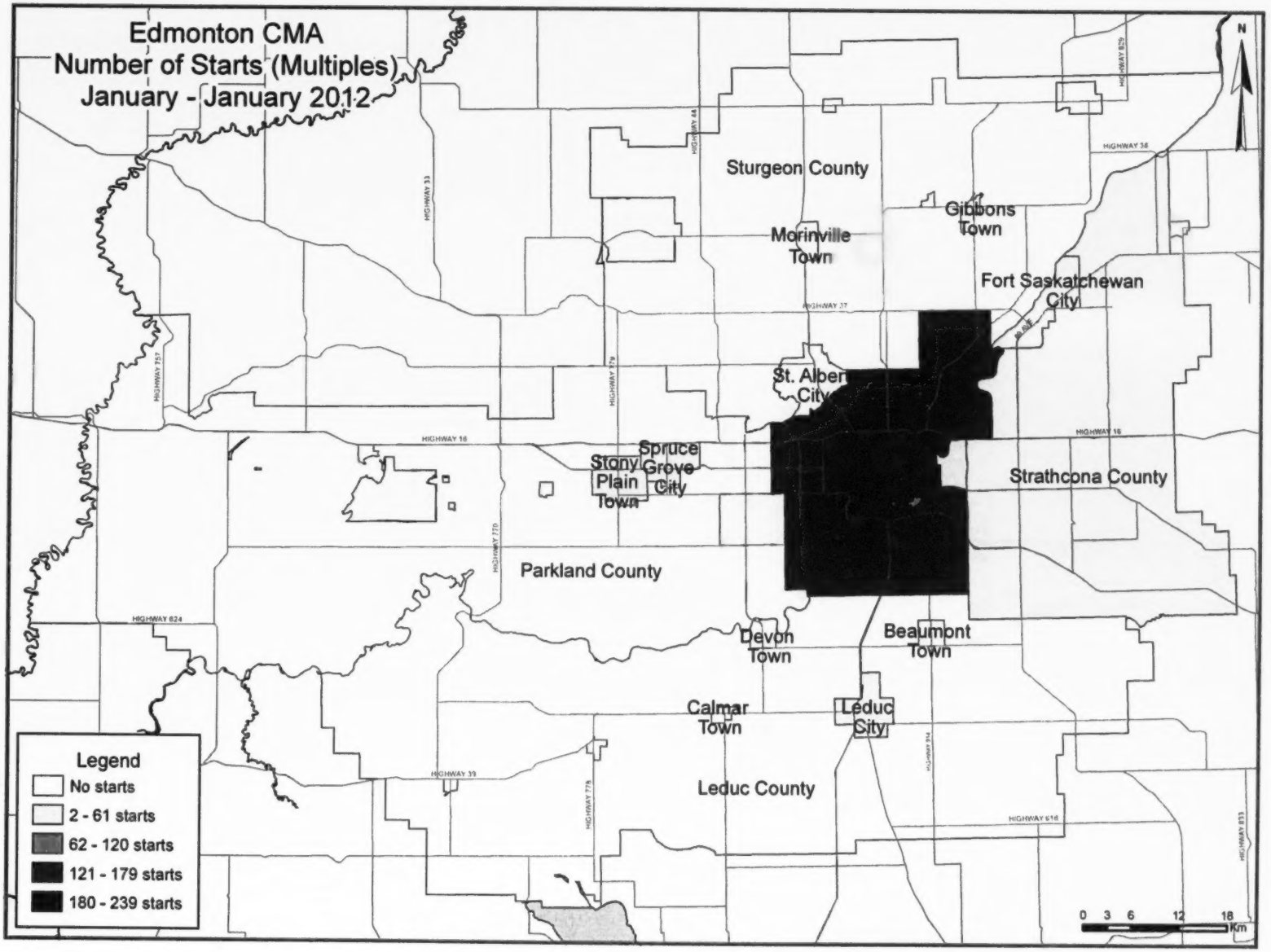


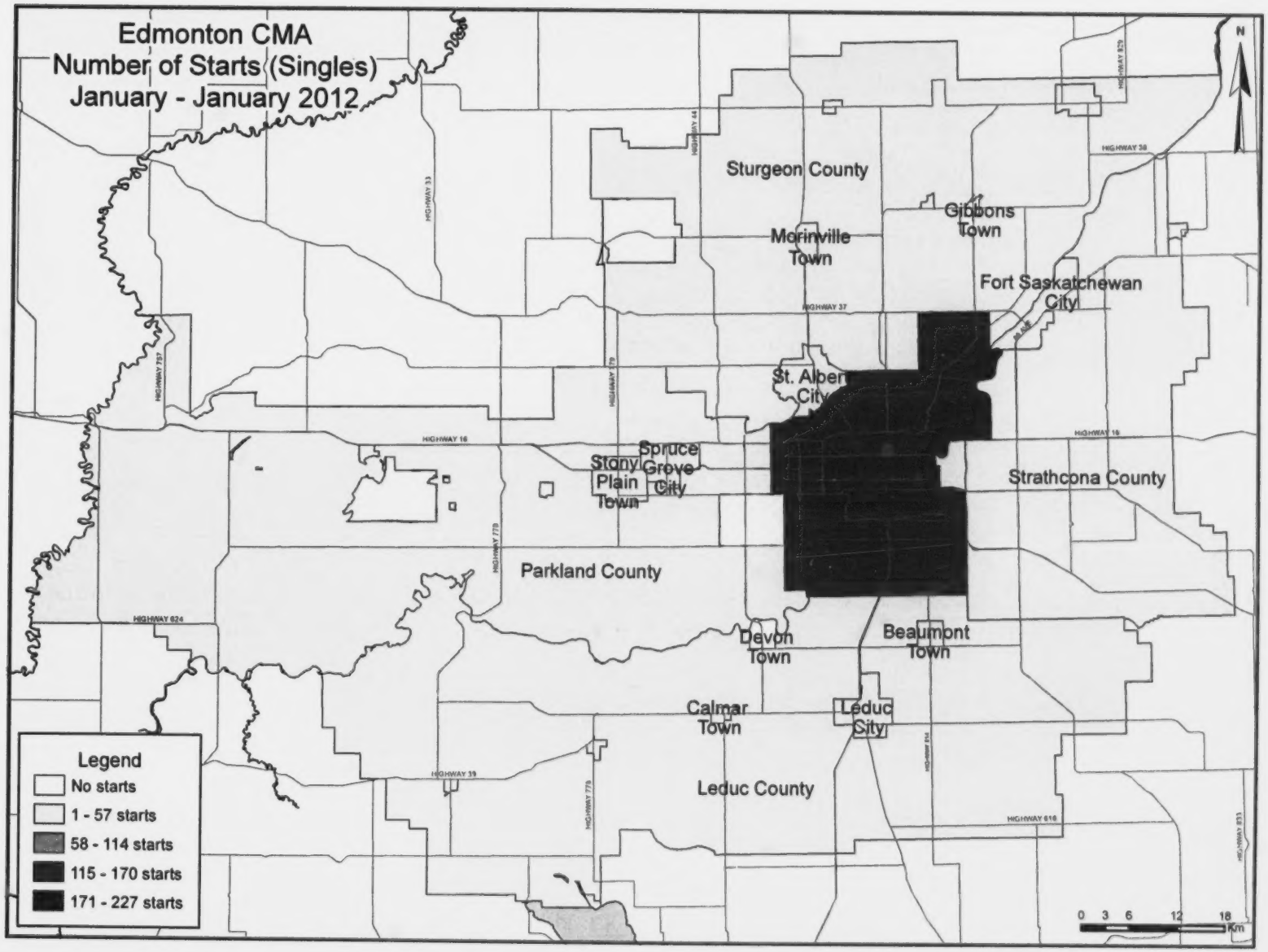
Source: CMHC

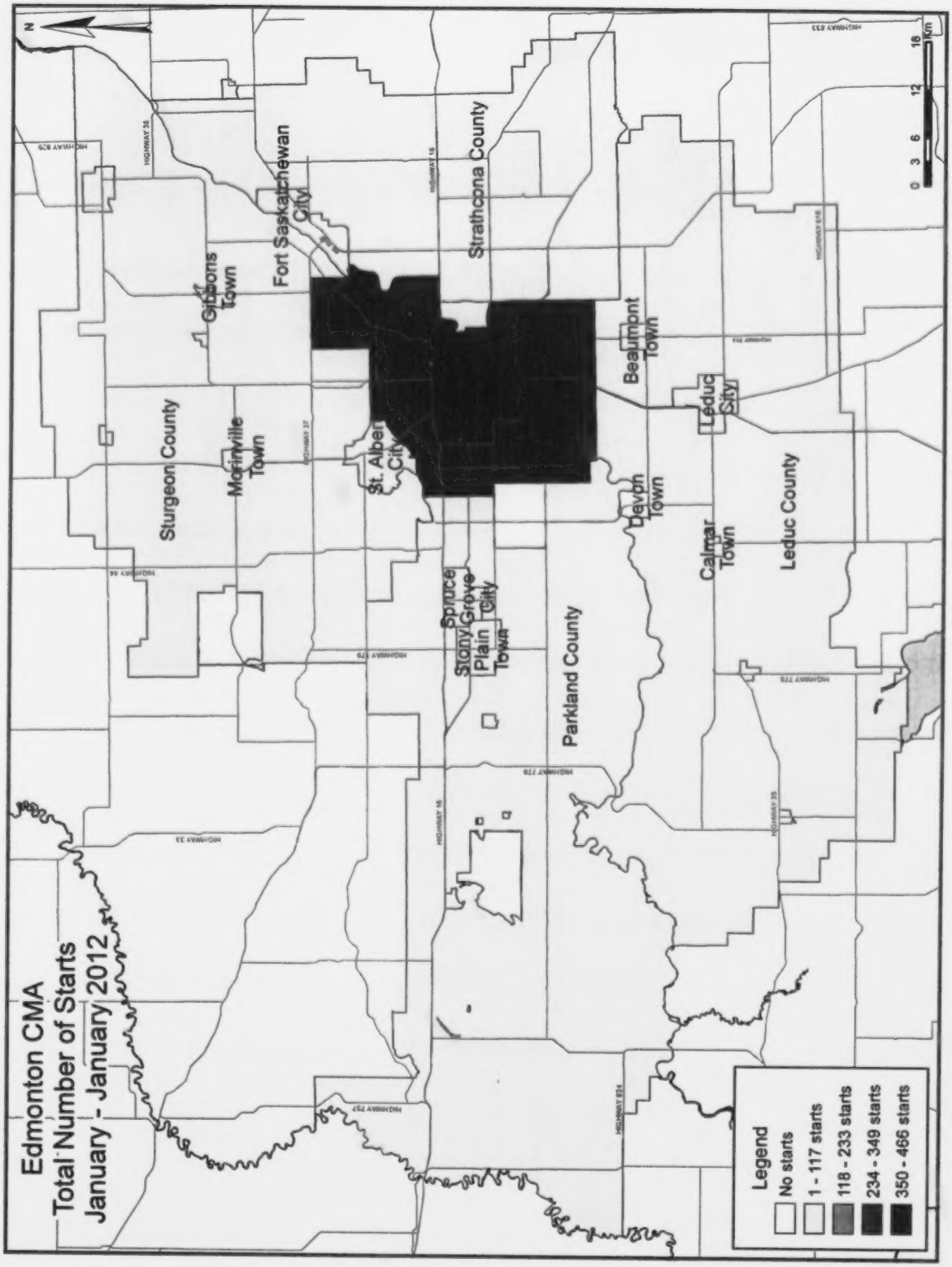

Edmonton CMA
Number of Starts (Multiples)
January 2012
N
Sturgeon County
Gibbons Town
Morinville Town
Fort Saskatchewan City
St. Albert City
Spruce Grove City
Stony Plain Town
Strathcona County
Parkland County
Devon Town
Beaumont Town
Calmar Town
Leduc City
Leduc County
Legend
No starts
2 - 61 starts
62 - 120 starts
121 - 179 starts
180 - 239 starts
0 3 6 12 18
Km


Edmonton CMA
Number of Starts (Singles)
January 2012
N
Sturgeon County
Gibbons Town
Morinville Town
Fort Saskatchewan City
St. Albert City
Spruce Grove City
Stony Plain Town
Strathcona County
Parkland County
Devon Town
Beaumont Town
Calmar Town
Leduc City
Leduc County
HIGHWAY 16
HIGHWAY 37
HIGHWAY 824
HIGHWAY 39
HIGHWAY 616
Legend
No starts
1 - 57 starts
58 - 114 starts
115 - 170 starts
171 - 227 starts
0 3 6 12 18
Km


Edmonton CMA
Total Number of Starts
January 2012
N
Sturgeon County
Gibbons Town
Morinville Town
Fort Saskatchewan City
St. Albert City
Spruce Grove City
Stony Plain Town
Strathcona County
Parkland County
Devon Town
Beaumont Town
Calmar Town
Leduc City
Leduc County
HIGHWAY 16
HIGHWAY 37
HIGHWAY 824
HIGHWAY 39
HIGHWAY 616
Legend
No starts
1 - 117 starts
118 - 233 starts
234 - 349 starts
350 - 466 starts
0 3 6 12 18
Km


Edmonton CMA
Number of Starts (Multiples)
January - January 2012
Sturgeon County
Morinville Town
Gibbons Town
Fort Saskatchewan City
St. Albert City
Spruce Grove City
Stony Plain Town
Strathcona County
Parkland County
Devon Town
Beaumont Town
Calmar Town
Leduc City
Leduc County
HIGHWAY 16
HIGHWAY 37
HIGHWAY 38
HIGHWAY 39
HIGHWAY 624
HIGHWAY 770
HIGHWAY 779
HIGHWAY 44
HIGHWAY 33
HIGHWAY 757
HIGHWAY 628
HIGHWAY 814
HIGHWAY 616
HIGHWAY 21
N
Legend
No starts
2 - 61 starts
62 - 120 starts
121 - 179 starts
180 - 239 starts
0 3 6 12 18
Km


Edmonton CMA
Number of Starts (Singles)
January - January 2012
Sturgeon County
Gibbons Town
Morinville Town
Fort Saskatchewan City
St. Albert City
Spruce Grove City
Stony Plain Town
Strathcona County
Parkland County
Devon Town
Beaumont Town
Calmar Town
Leduc City
Leduc County
Legend
No starts
1 - 57 starts
58 - 114 starts
115 - 170 starts
171 - 227 starts
0 3 6 12 18 Km


Edmonton CMA
Total Number of Starts
January - January 2012
Legend
No starts
1 - 117 starts
118 - 233 starts
234 - 349 starts
350 - 466 starts
Strathcona County
Fort Saskatchewan City
Gibbons Town
Sturgeon County
Morinville Town
St. Albert City
Spruce Grove City
Stony Plain Town
Parkland County
Beaumont Town
Leduc City
Devon Town
Calmar Town
Leduc County
0 3 6 12 16 km

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.1	Housing Activity Summary by Submarket
1.2	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Activity Summary of Edmonton CMA
February 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
February 2012	378	114	11	0	94	0	0	0	597
February 2011	360	92	0	0	14	23	0	0	489
% Change	5.0	23.9	n/a	n/a	**	-100.0	n/a	n/a	22.1
Year-to-date 2012	690	188	18	2	147	0	0	130	1,175
Year-to-date 2011	565	124	30	0	30	103	0	0	852
% Change	22.1	51.6	-40.0	n/a	**	-100.0	n/a	n/a	37.9
UNDER CONSTRUCTION									
February 2012	3,239	832	110	12	839	2,879	19	906	8,836
February 2011	3,212	568	75	11	824	2,606	39	347	7,725
% Change	0.8	46.5	46.7	9.1	1.8	10.5	-51.3	161.1	14.4
COMPLETIONS									
February 2012	451	94	4	0	82	0	6	77	714
February 2011	560	92	14	0	60	303	0	28	1,057
% Change	-19.5	2.2	-71.4	n/a	36.7	-100.0	n/a	175.0	-32.5
Year-to-date 2012	824	186	4	1	173	82	8	148	1,426
Year-to-date 2011	1,013	174	45	1	107	372	3	31	1,746
% Change	-18.7	6.9	-91.1	0.0	61.7	-78.0	166.7	**	-18.3
COMPLETED & NOT ABSORBED									
February 2012	648	135	19	1	192	518	1	4	1,518
February 2011	584	104	21	2	172	714	1	29	1,627
% Change	11.0	29.8	-9.5	-50.0	11.6	-27.5	0.0	-86.2	-6.7
ABSORBED									
February 2012	438	82	2	0	69	98	0	11	700
February 2011	529	85	12	0	56	209	0	0	891
% Change	-17.2	-3.5	-83.3	n/a	23.2	-53.1	n/a	n/a	-21.4
Year-to-date 2012	789	172	3	0	132	152	2	73	1,323
Year-to-date 2011	957	158	37	0	96	276	3	13	1,540
% Change	-17.6	8.9	-91.9	n/a	37.5	-44.9	-33.3	**	-14.1

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
February 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Edmonton City									
February 2012	223	64	3	0	82	0	0	0	372
February 2011	242	72	0	0	10	23	0	0	347
Beaumont Town									
February 2012	6	0	0	0	0	0	0	0	6
February 2011	14	0	0	0	0	0	0	0	14
Devon Town									
February 2012	0	0	0	0	0	0	0	0	0
February 2011	0	0	0	0	0	0	0	0	0
Fort Saskatchewan City									
February 2012	16	4	0	0	2	0	0	0	22
February 2011	18	4	0	0	0	0	0	0	22
Leduc City									
February 2012	23	14	0	0	0	0	0	0	37
February 2011	12	4	0	0	0	0	0	0	16
Leduc County									
February 2012	6	0	0	0	0	0	0	0	6
February 2011	5	0	0	0	0	0	0	0	5
Morinville Town									
February 2012	3	0	0	0	0	0	0	0	3
February 2011	5	0	0	0	0	0	0	0	5
Parkland County									
February 2012	9	2	0	0	0	0	0	0	11
February 2011	8	0	0	0	0	0	0	0	8
Spruce Grove City									
February 2012	30	14	8	0	0	0	0	0	52
February 2011	11	10	0	0	0	0	0	0	21
St. Albert City									
February 2012	13	0	0	0	0	0	0	0	13
February 2011	15	0	0	0	0	0	0	0	15
Stony Plain Town									
February 2012	17	6	0	0	0	0	0	0	23
February 2011	8	0	0	0	0	0	0	0	8
Strathcona County									
February 2012	27	10	0	0	10	0	0	0	47
February 2011	13	2	0	0	4	0	0	0	19
Sturgeon County									
February 2012	5	0	0	0	0	0	0	0	5
February 2011	4	0	0	0	0	0	0	0	4
Remainder of the CMA									
February 2012	0	0	0	0	0	0	0	0	0
February 2011	5	0	0	0	0	0	0	0	5
Edmonton CMA									
February 2012	378	114	11	0	94	0	0	0	597
February 2011	360	92	0	0	14	23	0	0	489

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
February 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Edmonton City									
February 2012	1,898	586	75	11	636	2,594	15	480	6,295
February 2011	1,698	380	42	11	636	1,969	23	66	4,868
Beaumont Town									
February 2012	172	14	0	0	0	0	0	66	252
February 2011	153	16	0	0	4	0	0	0	173
Devon Town									
February 2012	10	2	0	0	5	0	0	0	17
February 2011	7	0	0	0	10	0	0	0	17
Fort Saskatchewan City									
February 2012	128	46	0	1	4	0	0	0	179
February 2011	136	34	0	0	13	0	0	223	406
Leduc City									
February 2012	153	72	4	0	24	0	0	127	380
February 2011	158	34	0	0	6	160	0	24	382
Leduc County									
February 2012	90	2	0	0	0	0	0	0	92
February 2011	92	0	0	0	0	0	0	0	92
Morinville Town									
February 2012	35	0	8	0	23	0	0	0	66
February 2011	57	0	8	0	54	0	0	0	119
Parkland County									
February 2012	138	4	0	0	0	0	0	0	142
February 2011	164	2	0	0	0	0	0	0	166
Spruce Grove City									
February 2012	93	52	23	0	28	99	0	103	398
February 2011	116	56	17	0	0	99	0	0	288
St. Albert City									
February 2012	119	8	0	0	0	0	0	96	223
February 2011	108	4	0	0	0	101	0	0	213
Stony Plain Town									
February 2012	41	14	0	0	36	0	0	0	91
February 2011	51	4	4	0	44	141	12	0	256
Strathcona County									
February 2012	199	30	0	0	79	186	0	34	528
February 2011	275	34	4	0	57	136	0	34	540
Sturgeon County									
February 2012	114	0	0	0	0	0	0	0	114
February 2011	136	0	0	0	0	0	0	0	136
Remainder of the CMA									
February 2012	49	2	0	0	4	0	4	0	59
February 2011	61	4	0	0	0	0	4	0	69
Edmonton CMA									
February 2012	3,239	832	110	12	839	2,879	19	906	8,836
February 2011	3,212	568	75	11	824	2,606	39	347	7,725

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
February 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Edmonton City									
February 2012	300	76	0	0	62	0	6	77	521
February 2011	320	68	14	0	41	303	0	0	746
Beaumont Town									
February 2012	14	0	0	0	0	0	0	0	14
February 2011	53	0	0	0	4	0	0	0	57
Devon Town									
February 2012	1	0	0	0	0	0	0	0	1
February 2011	0	0	0	0	0	0	0	28	28
Fort Saskatchewan City									
February 2012	15	4	0	0	0	0	0	0	19
February 2011	21	6	0	0	0	0	0	0	27
Leduc City									
February 2012	17	4	0	0	0	0	0	0	21
February 2011	38	4	0	0	6	0	0	0	48
Leduc County									
February 2012	10	0	0	0	0	0	0	0	10
February 2011	6	0	0	0	0	0	0	0	6
Morinville Town									
February 2012	6	0	0	0	0	0	0	0	6
February 2011	8	0	0	0	0	0	0	0	8
Parkland County									
February 2012	10	2	0	0	0	0	0	0	12
February 2011	22	0	0	0	0	0	0	0	22
Spruce Grove City									
February 2012	12	4	4	0	12	0	0	0	32
February 2011	11	10	0	0	0	0	0	0	21
St. Albert City									
February 2012	15	0	0	0	0	0	0	0	15
February 2011	12	0	0	0	0	0	0	0	12
Stony Plain Town									
February 2012	10	4	0	0	0	0	0	0	14
February 2011	4	0	0	0	0	0	0	0	4
Strathcona County									
February 2012	33	0	0	0	8	0	0	0	41
February 2011	30	4	0	0	9	0	0	0	43
Sturgeon County									
February 2012	5	0	0	0	0	0	0	0	5
February 2011	24	0	0	0	0	0	0	0	24
Remainder of the CMA									
February 2012	3	0	0	0	0	0	0	0	3
February 2011	11	0	0	0	0	0	0	0	11
Edmonton CMA									
February 2012	451	94	4	0	82	0	6	77	714
February 2011	560	92	14	0	60	303	0	28	1,057

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
February 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Edmonton City									
February 2012	310	86	7	0	77	339	1	0	820
February 2011	259	57	11	0	94	531	1	17	970
Beaumont Town									
February 2012	29	2	0	0	1	0	0	0	32
February 2011	25	0	0	0	2	0	0	0	27
Devon Town									
February 2012	1	0	0	0	2	0	0	0	3
February 2011	2	0	0	0	0	0	0	0	2
Fort Saskatchewan City									
February 2012	53	11	0	0	16	40	0	4	124
February 2011	55	14	6	0	22	51	0	0	148
Leduc City									
February 2012	45	7	0	0	7	20	0	0	79
February 2011	42	7	0	0	8	20	0	0	77
Leduc County									
February 2012	1	0	0	0	0	0	0	0	1
February 2011	2	0	0	0	0	0	0	0	2
Morinville Town									
February 2012	18	2	2	0	31	0	0	0	53
February 2011	19	0	1	0	13	0	0	0	33
Parkland County									
February 2012	14	4	0	0	0	0	0	0	18
February 2011	11	0	0	0	0	0	0	0	11
Spruce Grove City									
February 2012	40	11	10	1	25	24	0	0	111
February 2011	31	16	3	0	3	93	0	0	146
St. Albert City									
February 2012	39	0	0	0	0	37	0	0	76
February 2011	40	1	0	0	3	0	0	0	44
Stony Plain Town									
February 2012	25	4	0	0	10	57	0	0	96
February 2011	19	1	0	0	21	0	0	0	41
Strathcona County									
February 2012	67	6	0	0	23	0	0	0	96
February 2011	77	6	0	2	6	2	0	12	105
Sturgeon County									
February 2012	2	0	0	0	0	0	0	0	2
February 2011	0	0	0	0	0	0	0	0	0
Remainder of the CMA									
February 2012	4	2	0	0	0	1	0	0	7
February 2011	2	2	0	0	0	17	0	0	21
Edmonton CMA									
February 2012	648	135	19	1	192	518	1	4	1,518
February 2011	584	104	21	2	172	714	1	29	1,627

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
February 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Edmonton City									
February 2012	279	60	0	0	58	42	0	0	439
February 2011	309	62	12	0	37	204	0	0	624
Beaumont Town									
February 2012	18	0	0	0	0	0	0	0	18
February 2011	42	0	0	0	3	0	0	0	45
Devon Town									
February 2012	1	0	0	0	0	0	0	0	1
February 2011	0	0	0	0	0	0	0	0	0
Fort Saskatchewan City									
February 2012	17	6	0	0	0	0	0	11	34
February 2011	16	7	0	0	1	0	0	0	24
Leduc City									
February 2012	16	5	0	0	0	0	0	0	21
February 2011	35	2	0	0	6	0	0	0	43
Leduc County									
February 2012	11	1	0	0	0	0	0	0	12
February 2011	6	0	0	0	0	0	0	0	6
Morinville Town									
February 2012	8	0	0	0	3	0	0	0	11
February 2011	7	0	0	0	0	0	0	0	7
Parkland County									
February 2012	10	0	0	0	0	0	0	0	10
February 2011	23	0	0	0	0	0	0	0	23
Spruce Grove City									
February 2012	14	4	2	0	1	50	0	0	71
February 2011	8	7	0	0	0	0	0	0	15
St. Albert City									
February 2012	14	0	0	0	0	0	0	0	14
February 2011	15	0	0	0	0	0	0	0	15
Stony Plain Town									
February 2012	10	4	0	0	0	4	0	0	18
February 2011	5	0	0	0	0	0	0	0	5
Strathcona County									
February 2012	34	2	0	0	7	0	0	0	43
February 2011	30	7	0	0	9	0	0	0	46
Sturgeon County									
February 2012	4	0	0	0	0	0	0	0	4
February 2011	24	0	0	0	0	0	0	0	24
Remainder of the CMA									
February 2012	2	0	0	0	0	2	0	0	4
February 2011	9	0	0	0	0	5	0	0	14
Edmonton CMA									
February 2012	438	82	2	0	69	98	0	11	700
February 2011	529	85	12	0	56	209	0	0	891

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: History of Housing Starts of Edmonton CMA 2002 - 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2011	5,002	1,248	130	15	728	1,392	4	813	9,332
% Change	-17.4	7.8	4.0	87.5	-12.1	-4.9	-89.5	185.3	-6.3
2010	6,054	1,158	125	8	828	1,463	38	285	9,959
% Change	55.9	25.3	-9.4	-42.9	36.2	**	**	-2.7	57.7
2009	3,883	924	138	14	608	453	4	293	6,317
% Change	49.1	50.5	200.0	**	-18.6	-81.9	-81.0	**	-4.5
2008	2,604	614	46	2	747	2,507	21	74	6,615
% Change	-65.9	-51.7	-11.5	-93.1	-54.6	-35.0	-44.7	-79.2	-55.6
2007	7,644	1,270	52	29	1,644	3,856	38	355	14,888
% Change	-15.4	18.0	6.1	-3.3	54.4	11.9	**	36.0	-0.5
2006	9,032	1,076	49	30	1,065	3,445	12	261	14,970
% Change	19.1	52.0	**	-11.8	-5.2	11.2	-84.4	-60.7	12.6
2005	7,586	708	3	34	1,124	3,098	77	664	13,294
% Change	15.4	7.9	-62.5	-12.8	29.0	28.7	-27.4	-19.7	15.7
2004	6,574	656	8	39	871	2,407	106	827	11,488
% Change	3.5	33.9	-89.7	2.6	-14.9	-22.9	-10.2	-28.7	-7.2
2003	6,353	490	78	38	1,023	3,120	118	1,160	12,380
% Change	-7.1	40.8	**	72.7	-5.8	48.9	-25.3	-42.9	-1.6
2002	6,838	348	3	22	1,086	2,096	158	2,030	12,581

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
February 2012

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Feb 2012	Feb 2011	Feb 2012	Feb 2011	Feb 2012	Feb 2011	Feb 2012	Feb 2011	Feb 2012	Feb 2011	% Change
Edmonton City	223	242	72	74	77	8	0	23	372	347	7.2
Beaumont Town	6	14	0	0	0	0	0	0	6	14	-57.1
Calmar Town	0	0	0	0	0	0	0	0	0	0	n/a
Devon Town	0	0	0	0	0	0	0	0	0	0	n/a
Fort Saskatchewan City	16	18	6	4	0	0	0	0	22	22	0.0
Gibbons Town	0	1	0	0	0	0	0	0	0	1	-100.0
Leduc City	23	12	14	4	0	0	0	0	37	16	131.3
Leduc County	6	5	0	0	0	0	0	0	6	5	20.0
Morinville Town	3	5	0	0	0	0	0	0	3	5	-40.0
Parkland County	9	8	2	0	0	0	0	0	11	8	37.5
Spruce Grove City	30	11	14	10	8	0	0	0	52	21	147.6
St. Albert City	13	15	0	0	0	0	0	0	13	15	-13.3
Stony Plain Town	17	8	6	0	0	0	0	0	23	8	187.5
Strathcona County	27	13	12	6	8	0	0	0	47	19	147.4
Sturgeon County	5	4	0	0	0	0	0	0	5	4	25.0
Remainder of the CMA	0	4	0	0	0	0	0	0	0	4	-100.0
Edmonton CMA	378	360	126	98	93	8	0	23	597	489	22.1

Table 2.1: Starts by Submarket and by Dwelling Type
January - February 2012

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	% Change
Edmonton City	450	360	150	110	108	38	130	23	838	531	57.8
Beaumont Town	11	20	0	0	0	0	0	0	11	20	-45.0
Calmar Town	1	0	0	0	0	0	0	0	1	0	n/a
Devon Town	0	0	0	0	0	0	0	0	0	0	n/a
Fort Saskatchewan City	26	23	10	4	0	0	0	0	36	27	33.3
Gibbons Town	0	2	0	0	0	0	0	0	0	2	-100.0
Leduc City	32	28	16	4	0	0	0	80	48	112	-57.1
Leduc County	10	5	0	0	0	0	0	0	10	5	100.0
Morinville Town	7	19	0	0	0	0	0	0	7	19	-63.2
Parkland County	13	12	2	0	0	0	0	0	15	12	25.0
Spruce Grove City	39	16	16	22	15	0	0	0	70	38	84.2
St. Albert City	18	22	0	0	0	0	0	0	18	22	-18.2
Stony Plain Town	23	14	8	0	0	0	0	0	31	14	121.4
Strathcona County	44	25	20	6	8	0	0	0	72	31	132.3
Sturgeon County	12	13	0	0	0	0	0	0	12	13	-7.7
Remainder of the CMA	6	6	0	0	0	0	0	0	6	6	0.0
Edmonton CMA	692	565	222	146	131	38	130	103	1,175	852	37.9

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
February 2012

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Feb 2012	Feb 2011	Feb 2012	Feb 2011	Feb 2012	Feb 2011	Feb 2012	Feb 2011
Edmonton City	77	8	0	0	0	23	0	0
Beaumont Town	0	0	0	0	0	0	0	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	0	0	0	0	0	0	0	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	0	0	0	0	0	0	0	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	0	0	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	8	0	0	0	0	0	0	0
St. Albert City	0	0	0	0	0	0	0	0
Stony Plain Town	0	0	0	0	0	0	0	0
Strathcona County	8	0	0	0	0	0	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	0	0
Edmonton CMA	93	8	0	0	0	23	0	0

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - February 2012

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Edmonton City	108	38	0	0	0	23	130	0
Beaumont Town	0	0	0	0	0	0	0	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	0	0	0	0	0	0	0	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	0	0	0	0	0	80	0	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	0	0	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	15	0	0	0	0	0	0	0
St. Albert City	0	0	0	0	0	0	0	0
Stony Plain Town	0	0	0	0	0	0	0	0
Strathcona County	8	0	0	0	0	0	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	0	0
Edmonton CMA	131	38	0	0	0	103	130	0

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
February 2012

Submarket	Freehold		Condominium		Rental		Total*	
	Feb 2012	Feb 2011	Feb 2012	Feb 2011	Feb 2012	Feb 2011	Feb 2012	Feb 2011
Edmonton City	290	314	82	33	0	0	372	347
Beaumont Town	6	14	0	0	0	0	6	14
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	20	22	2	0	0	0	22	22
Gibbons Town	0	1	0	0	0	0	0	1
Leduc City	37	16	0	0	0	0	37	16
Leduc County	6	5	0	0	0	0	6	5
Morinville Town	3	5	0	0	0	0	3	5
Parkland County	11	8	0	0	0	0	11	8
Spruce Grove City	52	21	0	0	0	0	52	21
St. Albert City	13	15	0	0	0	0	13	15
Stony Plain Town	23	8	0	0	0	0	23	8
Strathcona County	37	15	10	4	0	0	47	19
Sturgeon County	5	4	0	0	0	0	5	4
Remainder of the CMA	0	4	0	0	0	0	0	4
Edmonton CMA	503	452	94	37	0	0	597	489

Table 2.5: Starts by Submarket and by Intended Market
January - February 2012

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Edmonton City	583	482	125	49	130	0	838	531
Beaumont Town	11	20	0	0	0	0	11	20
Calmar Town	1	0	0	0	0	0	1	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	34	27	2	0	0	0	36	27
Gibbons Town	0	2	0	0	0	0	0	2
Leduc City	48	32	0	80	0	0	48	112
Leduc County	10	5	0	0	0	0	10	5
Morinville Town	7	19	0	0	0	0	7	19
Parkland County	15	12	0	0	0	0	15	12
Spruce Grove City	66	38	4	0	0	0	70	38
St. Albert City	18	22	0	0	0	0	18	22
Stony Plain Town	31	14	0	0	0	0	31	14
Strathcona County	54	27	18	4	0	0	72	31
Sturgeon County	12	13	0	0	0	0	12	13
Remainder of the CMA	6	6	0	0	0	0	6	6
Edmonton CMA	896	719	149	133	130	0	1,175	852

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
February 2012

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Feb 2012	Feb 2011	Feb 2012	Feb 2011	Feb 2012	Feb 2011	Feb 2012	Feb 2011	Feb 2012	Feb 2011	% Change
Edmonton City	300	320	86	78	58	45	77	303	521	746	-30.2
Beaumont Town	14	53	0	4	0	0	0	0	14	57	-75.4
Calmar Town	0	0	0	0	0	0	0	0	0	0	n/a
Devon Town	1	0	0	0	0	0	0	28	1	28	-96.4
Fort Saskatchewan City	15	21	4	6	0	0	0	0	19	27	-29.6
Gibbons Town	2	0	0	0	0	0	0	0	2	0	n/a
Leduc City	17	38	4	4	0	6	0	0	21	48	-56.3
Leduc County	10	6	0	0	0	0	0	0	10	6	66.7
Morinville Town	6	8	0	0	0	0	0	0	6	8	-25.0
Parkland County	10	22	2	0	0	0	0	0	12	22	-45.5
Spruce Grove City	12	11	12	10	8	0	0	0	32	21	52.4
St. Albert City	15	12	0	0	0	0	0	0	15	12	25.0
Stony Plain Town	10	4	4	0	0	0	0	0	14	4	**
Strathcona County	33	30	2	4	6	9	0	0	41	43	-4.7
Sturgeon County	5	24	0	0	0	0	0	0	5	24	-79.2
Remainder of the CMA	1	11	0	0	0	0	0	0	1	11	-90.9
Edmonton CMA	451	560	114	106	72	60	77	331	714	1,057	-32.5

Table 3.1: Completions by Submarket and by Dwelling Type
January - February 2012

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	% Change
Edmonton City	557	577	170	128	100	86	159	372	986	1,163	-15.2
Beaumont Town	18	70	0	12	0	0	0	0	18	82	-78.0
Calmar Town	0	0	0	0	0	0	0	0	0	0	n/a
Devon Town	1	0	0	2	0	0	0	28	1	30	-96.7
Fort Saskatchewan City	28	39	12	10	0	11	71	0	111	60	85.0
Gibbons Town	4	1	0	0	0	0	0	0	4	1	**
Leduc City	19	82	4	6	0	6	0	0	23	94	-75.5
Leduc County	12	11	0	0	0	0	0	0	12	11	9.1
Morinville Town	13	16	2	0	24	3	0	3	39	22	77.3
Parkland County	15	32	2	0	0	0	0	0	17	32	-46.9
Spruce Grove City	26	46	26	24	8	4	0	0	60	74	-18.9
St. Albert City	31	27	0	0	0	0	0	0	31	27	14.8
Stony Plain Town	21	11	4	4	0	8	0	0	25	23	8.7
Strathcona County	58	57	10	12	9	13	0	0	77	82	-6.1
Sturgeon County	20	34	0	0	0	0	0	0	20	34	-41.2
Remainder of the CMA	2	11	0	0	0	0	0	0	2	11	-81.8
Edmonton CMA	825	1,014	230	198	141	131	230	403	1,426	1,746	-18.3

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
February 2012

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Feb 2012	Feb 2011	Feb 2012	Feb 2011	Feb 2012	Feb 2011	Feb 2012	Feb 2011
Edmonton City	54	45	4	0	0	303	77	0
Beaumont Town	0	0	0	0	0	0	0	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	28
Fort Saskatchewan City	0	0	0	0	0	0	0	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	0	6	0	0	0	0	0	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	0	0	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	8	0	0	0	0	0	0	0
St. Albert City	0	0	0	0	0	0	0	0
Stony Plain Town	0	0	0	0	0	0	0	0
Strathcona County	6	9	0	0	0	0	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	0	0
Edmonton CMA	68	60	4	0	0	303	77	28

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - February 2012

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Edmonton City	96	86	4	0	82	372	77	0
Beaumont Town	0	0	0	0	0	0	0	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	28
Fort Saskatchewan City	0	11	0	0	0	0	71	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	0	6	0	0	0	0	0	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	24	0	0	3	0	0	0	3
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	8	4	0	0	0	0	0	0
St. Albert City	0	0	0	0	0	0	0	0
Stony Plain Town	0	8	0	0	0	0	0	0
Strathcona County	9	13	0	0	0	0	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	0	0
Edmonton CMA	137	128	4	3	82	372	148	31

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market February 2012								
Submarket	Freehold		Condominium		Rental		Total*	
	Feb 2012	Feb 2011	Feb 2012	Feb 2011	Feb 2012	Feb 2011	Feb 2012	Feb 2011
Edmonton City	376	402	62	344	83	0	521	746
Beaumont Town	14	53	0	4	0	0	14	57
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	1	0	0	0	0	28	1	28
Fort Saskatchewan City	19	27	0	0	0	0	19	27
Gibbons Town	2	0	0	0	0	0	2	0
Leduc City	21	42	0	6	0	0	21	48
Leduc County	10	6	0	0	0	0	10	6
Morinville Town	6	8	0	0	0	0	6	8
Parkland County	12	22	0	0	0	0	12	22
Spruce Grove City	20	21	12	0	0	0	32	21
St. Albert City	15	12	0	0	0	0	15	12
Stony Plain Town	14	4	0	0	0	0	14	4
Strathcona County	33	34	8	9	0	0	41	43
Sturgeon County	5	24	0	0	0	0	5	24
Remainder of the CMA	1	11	0	0	0	0	1	11
Edmonton CMA	549	666	82	363	83	28	714	1,057

Table 3.5: Completions by Submarket and by Intended Market January - February 2012								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Edmonton City	711	727	192	436	83	0	986	1,163
Beaumont Town	18	72	0	10	0	0	18	82
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	1	2	0	0	0	28	1	30
Fort Saskatchewan City	40	60	0	0	71	0	111	60
Gibbons Town	4	1	0	0	0	0	4	1
Leduc City	23	88	0	6	0	0	23	94
Leduc County	12	11	0	0	0	0	12	11
Morinville Town	13	16	24	0	2	6	39	22
Parkland County	17	32	0	0	0	0	17	32
Spruce Grove City	33	70	27	4	0	0	60	74
St. Albert City	31	27	0	0	0	0	31	27
Stony Plain Town	25	15	0	8	0	0	25	23
Strathcona County	64	66	13	16	0	0	77	82
Sturgeon County	20	34	0	0	0	0	20	34
Remainder of the CMA	2	11	0	0	0	0	2	11
Edmonton CMA	1,014	1,232	256	480	156	34	1,426	1,746

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
February 2012

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $449,999		$450,000 - $549,999		$550,000 - $649,999		$650,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Edmonton City													
February 2012	29	10.5	117	42.2	63	22.7	22	7.9	46	16.6	277	437,600	512,248
February 2011	39	13.0	89	29.8	90	30.1	44	14.7	37	12.4	299	473,000	511,221
Year-to-date 2012	59	11.5	214	41.8	119	23.2	38	7.4	82	16.0	512	439,650	510,333
Year-to-date 2011	84	16.1	154	29.4	142	27.2	71	13.6	72	13.8	523	462,500	523,423
Beaumont Town													
February 2012	0	0.0	7	41.2	5	29.4	3	17.6	2	11.8	17	490,000	502,464
February 2011	12	28.6	25	59.5	4	9.5	1	2.4	0	0.0	42	390,146	379,624
Year-to-date 2012	0	0.0	12	54.5	5	22.7	3	13.6	2	9.1	22	432,259	480,874
Year-to-date 2011	16	28.1	30	52.6	9	15.8	2	3.5	0	0.0	57	397,782	389,549
Calmar Town													
February 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
February 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Devon Town													
February 2012	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	--	--
February 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	--	--
Year-to-date 2011	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	--	--
Fort Saskatchewan City													
February 2012	1	5.9	12	70.6	2	11.8	1	5.9	1	5.9	17	402,000	429,265
February 2011	0	0.0	9	56.3	3	18.8	2	12.5	2	12.5	16	433,900	485,381
Year-to-date 2012	3	10.7	19	67.9	3	10.7	2	7.1	1	3.6	28	410,750	428,554
Year-to-date 2011	1	3.2	16	51.6	8	25.8	3	9.7	3	9.7	31	441,500	477,542
Gibbons Town													
February 2012	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	--	--
February 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	1	33.3	2	66.7	0	0.0	0	0.0	0	0.0	3	--	--
Year-to-date 2011	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	--	--
Leduc City													
February 2012	4	25.0	4	25.0	2	12.5	4	25.0	2	12.5	16	469,379	502,920
February 2011	12	34.3	20	57.1	3	8.6	0	0.0	0	0.0	35	375,900	371,486
Year-to-date 2012	5	27.8	5	27.8	2	11.1	4	22.2	2	11.1	18	440,429	484,625
Year-to-date 2011	25	34.2	36	49.3	9	12.3	2	2.7	1	1.4	73	385,957	386,539
Leduc County													
February 2012	2	18.2	4	36.4	4	36.4	0	0.0	1	9.1	11	429,780	450,182
February 2011	3	50.0	1	16.7	0	0.0	0	0.0	2	33.3	6	--	--
Year-to-date 2012	2	16.7	4	33.3	4	33.3	0	0.0	2	16.7	12	442,390	467,584
Year-to-date 2011	4	36.4	2	18.2	0	0.0	2	18.2	3	27.3	11	412,900	505,627
Morinville Town													
February 2012	2	28.6	3	42.9	2	28.6	0	0.0	0	0.0	7	--	--
February 2011	0	0.0	4	100.0	0	0.0	0	0.0	0	0.0	4	--	--
Year-to-date 2012	4	30.8	6	46.2	3	23.1	0	0.0	0	0.0	13	387,100	403,415
Year-to-date 2011	4	33.3	7	58.3	1	8.3	0	0.0	0	0.0	12	370,950	379,042

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
February 2012

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $449,999		$450,000 - $549,999		$550,000 - $649,999		$650,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Parkland County													
February 2012	3	50.0	1	16.7	0	0.0	0	0.0	2	33.3	6	--	--
February 2011	0	0.0	3	30.0	1	10.0	0	0.0	6	60.0	10	710,000	754,790
Year-to-date 2012	3	25.0	1	8.3	0	0.0	0	0.0	8	66.7	12	682,500	629,956
Year-to-date 2011	1	7.1	3	21.4	2	14.3	1	7.1	7	50.0	14	637,500	690,136
Spruce Grove City													
February 2012	0	0.0	9	64.3	4	28.6	1	7.1	0	0.0	14	436,450	448,002
February 2011	1	12.5	3	37.5	4	50.0	0	0.0	0	0.0	8	--	--
Year-to-date 2012	3	12.0	11	44.0	8	32.0	3	12.0	0	0.0	25	442,900	447,536
Year-to-date 2011	6	17.1	17	48.6	8	22.9	3	8.6	1	2.9	35	419,670	433,602
St. Albert City													
February 2012	0	0.0	2	15.4	6	46.2	3	23.1	2	15.4	13	531,100	558,946
February 2011	0	0.0	6	42.9	2	14.3	5	35.7	1	7.1	14	500,700	519,129
Year-to-date 2012	0	0.0	5	19.2	12	46.2	4	15.4	5	19.2	26	511,750	543,996
Year-to-date 2011	0	0.0	7	28.0	6	24.0	8	32.0	4	16.0	25	549,900	553,504
Stony Plain Town													
February 2012	2	25.0	3	37.5	2	25.0	0	0.0	1	12.5	8	--	--
February 2011	1	20.0	3	60.0	1	20.0	0	0.0	0	0.0	5	--	--
Year-to-date 2012	4	28.6	7	50.0	2	14.3	0	0.0	1	7.1	14	398,118	397,889
Year-to-date 2011	5	41.7	4	33.3	3	25.0	0	0.0	0	0.0	12	382,000	347,305
Strathcona County													
February 2012	0	0.0	5	15.6	11	34.4	5	15.6	11	34.4	32	551,000	651,485
February 2011	0	0.0	9	32.1	10	35.7	7	25.0	2	7.1	28	495,000	538,643
Year-to-date 2012	0	0.0	9	17.0	16	30.2	9	17.0	19	35.8	53	555,000	696,594
Year-to-date 2011	0	0.0	16	29.6	20	37.0	8	14.8	10	18.5	54	506,500	577,056
Sturgeon County													
February 2012	0	0.0	1	25.0	0	0.0	0	0.0	3	75.0	4	--	--
February 2011	5	20.8	2	8.3	3	12.5	6	25.0	8	33.3	24	590,000	570,792
Year-to-date 2012	1	5.3	4	21.1	4	21.1	4	21.1	6	31.6	19	570,000	650,526
Year-to-date 2011	8	23.5	4	11.8	4	11.8	8	23.5	10	29.4	34	565,000	541,735
Remainder of the CMA													
February 2012	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	--	--
February 2011	3	50.0	2	33.3	1	16.7	0	0.0	0	0.0	6	--	--
Year-to-date 2012	2	100.0	0	0.0	0	0.0	0	0.0	0	0.0	2	--	--
Year-to-date 2011	3	50.0	2	33.3	1	16.7	0	0.0	0	0.0	6	--	--
Edmonton CMA													
February 2012	45	10.6	168	39.5	102	24.0	39	9.2	71	16.7	425	449,985	515,331
February 2011	76	15.3	176	35.4	122	24.5	65	13.1	58	11.7	497	449,000	494,014
Year-to-date 2012	87	11.4	299	39.3	179	23.6	67	8.8	128	16.8	760	449,253	517,653
Year-to-date 2011	158	17.8	298	33.5	214	24.1	108	12.1	111	12.5	889	447,300	500,111

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units February 2012						
Submarket	Feb 2012	Feb 2011	% Change	YTD 2012	YTD 2011	% Change
Edmonton City	512,248	511,221	0.2	510,333	523,423	-2.5
Beaumont Town	502,464	379,624	32.4	480,874	389,549	23.4
Calmar Town	--	--	n/a	--	--	n/a
Devon Town	--	--	n/a	--	--	n/a
Fort Saskatchewan City	429,265	485,381	-11.6	428,554	477,542	-10.3
Gibbons Town	--	--	n/a	--	--	n/a
Leduc City	502,920	371,486	35.4	484,625	386,539	25.4
Leduc County	450,182	--	n/a	467,584	505,627	-7.5
Morinville Town	--	--	n/a	403,415	379,042	6.4
Parkland County	--	754,790	n/a	629,956	690,136	-8.7
Spruce Grove City	448,002	--	n/a	447,536	433,602	3.2
St. Albert City	558,946	519,129	7.7	543,996	553,504	-1.7
Stony Plain Town	--	--	n/a	397,889	347,305	14.6
Strathcona County	651,485	538,643	20.9	696,594	577,056	20.7
Sturgeon County	--	570,792	n/a	650,526	541,735	20.1
Remainder of the CMA	--	--	n/a	--	--	n/a
Edmonton CMA	515,331	494,014	4.3	517,653	500,111	3.5

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Edmonton
February 2012

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2011	January	792	-10.4	1,277	2,160	2,620	48.7	315,483	0.2	322,972
	February	1,132	-12.8	1,316	2,666	2,888	45.6	311,674	-1.7	319,227
	March	1,613	-4.6	1,372	2,983	2,489	55.1	326,557	-4.8	322,150
	April	1,605	-13.1	1,388	3,308	2,634	52.7	327,805	-3.4	326,647
	May	2,007	10.0	1,452	3,556	2,642	55.0	331,537	-2.7	320,947
	June	1,901	14.7	1,490	3,298	2,687	55.5	328,695	-2.0	320,198
	July	1,603	15.4	1,495	3,082	2,787	53.6	334,444	1.4	327,845
	August	1,642	25.8	1,484	2,987	2,699	55.0	325,322	-0.4	324,628
	September	1,345	4.9	1,386	2,585	2,544	54.5	332,782	2.4	331,834
	October	1,272	10.2	1,428	2,193	2,555	55.9	320,306	1.0	326,674
	November	1,166	-4.7	1,374	1,810	2,536	54.2	319,559	0.3	336,013
	December	885	4.4	1,500	1,091	2,636	56.9	315,658	1.5	328,046
2012	January	930	17.4	1,415	2,452	2,754	51.4	317,995	0.8	325,204
	February	1,231	8.7	1,383	2,555	2,663	51.9	329,820	5.8	334,074
	March									
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q4 2010	3,225	-13.9		5,292			316,010	-0.9	
	Q4 2011	3,323	3.0		5,094			318,806	0.9	
	YTD 2011	1,924	-11.8		4,826			313,242	-0.9	
	YTD 2012	2,161	12.3		5,007			324,731	3.7	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6: Economic Indicators
February 2012

		Interest Rates			NHPI, Total, Edmonton CMA 2007=100	CPI, 2002 =100	Edmonton Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2011	January	592	3.35	5.19	89.0	123.9	652	5.9	72.5	929
	February	607	3.50	5.44	90.0	124.3	658	5.9	73.0	932
	March	601	3.50	5.34	89.8	124.8	660	5.8	73.2	937
	April	621	3.70	5.69	89.6	126.2	662	5.7	73.1	944
	May	616	3.70	5.59	89.8	126.5	663	5.5	73.0	950
	June	604	3.50	5.39	90.1	125.6	665	5.4	73.1	954
	July	604	3.50	5.39	90.0	125.9	670	5.3	73.4	951
	August	604	3.50	5.39	89.9	126.6	675	5.3	73.8	950
	September	592	3.50	5.19	89.6	126.4	681	5.3	74.4	948
	October	598	3.50	5.29	90.1	127.6	682	5.3	74.4	951
	November	598	3.50	5.29	90.2	126.9	682	5.3	74.2	955
	December	598	3.50	5.29	90.2	126.7	682	4.9	73.8	960
2012	January	598	3.50	5.29	90.2	127.3	678	5.0	73.4	967
	February	595	3.20	5.24			674	5.3	72.9	971
	March									
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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